

AGENCY TOD Project Fact Sheet

Proj ID

19-Sep-25

1	Agency	County of Hawai'i, Office of Housing & Community Development		
2	Transit Station/Bus Stop	Hele On Routes 2 & 102 at Hilo Hospital (Wainanuenue)		
3	Project Name	34 Rainbow Drive Affordable Housing		
4	Street Address	34 Rainbow Drive, Hilo, Hawaii		
5	Tax Map Key/s	(3) 2-3-026: 008		
6	Land Area (acres)	Approx. 25 acres		
7	Zoning	State Land Use Urban, County Zoned Residential 10,000 sf per unit		
8	Fee Owner	State of Hawai'i / County of Hawai'i under Executive Order (E.O.) No. 3773		
9	Lessee/s	County of Hawai'i, HOPE Services, BISAC		
10	Current Uses	The former Hilo Memorial Hospital is currently used for homeless and supportive housing. The balance of the 25 acres is undeveloped and unused.		
11	Encumbrances (if any)	The use is restricted to public good.		
12	Summary Project Description	Redevelopment of the former Hilo Memorial Hospital campus, to include renovation of existing Old Hilo Memorial Hospital building for office, patient rooms, and services and development of remainder of hospital property for supportive services, potential Department of Health mental health facility, and affordable rental housing. Portions of the property will be reserved for open space and walking paths to connect to surrounding community facilities.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Significant topographic features, dense invasive trees, and lack of sewer, water, and electrical infrastructure and vehicle access to site.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		Completed 2024	Q3 2026	2027- 2033
15	Project Status	Existing hospital structure is currently to be renovated thru 2026		
16	Consultant/ Contractor/Developer	Fung Associates, Inc., PBR Hawaii		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		\$1,200,000	\$800K-\$1M	est. \$10M (2024 dollars)
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		St TOD CIP	TBD	COH AHP Fund / HUD?
19	Contact Person (Name, Email Address)	Neil Erickson, neilc.erickson@hawaiiicounty.gov		
20	Attachments links to webpage: link to document webpage:	https://storymaps.arcgis.com/stories/87313daae1124f2e863fa191003fa091 ; https://files.hawaii.gov/dbedt/erp/Doc_Library/2024-04-23-HA-FEA-Renovation-of-Old-Hilo-Memorial-Hospital-at-34-Rainbow-Drive.pdf		

34 RAINBOW DRIVE AFFORDABLE HOUSING PROJECT

In 2022, the County of Hawai‘i’s Office of Housing & Community Development (OHCD) initiated the Project to renovate the old hospital building and develop a master plan for the former Hilo Hospital site. The site is located along a health services corridor that is served by the County’s HELE-ON Bus Service. Health providers in the corridor include the Hospice of Hilo, HCEOC, the ARC of Hilo, the Veterans Hospital, Hilo Benioff Medical Center, East Hawai‘i Health Center and Oncology, Hale Anuenue Restorative Care Center, Kaiser Medical Center, and the Hilo Adult Day Care. OHCD aims to provide affordable housing at the old hospital site to create a central location where people can conveniently access health care, recreation, and employment centers, multiple modes of transportation, such as public transit, shared electric bikes or scooters, car-sharing, and other active transportation options. This area could become a hub to improve this connectivity and encourage sustainable, multimodal travel by integrating housing and services into one accessible location.

The Project proposes utilizing portions of the 24.947-acre property for various types of affordable rental housing units as well as supportive services. Other areas of the property will be reserved for open space and walking paths to connect to nearby amenities. The Project entails planning and conducting pre-development site work and construction of needed infrastructure, including improvements to Rainbow Drive for multimodal use, extension and construction of sewer lines, domestic water, and electrical and telecommunication lines to development areas onsite, and improved Hele-On bus service, such as a central bus stop on Rainbow Drive that could service the Project area as well as visitors to HCEOC and Rainbow Falls State Park.

County investments to complete subdivision, land clearing, grading, road and drainage design, and utility improvements will reduce permitting and development costs for non-profit and affordable housing developers for the proposed housing.

